

Summary of Zoning & Town Code Enforcement 2010

Junked or Abandoned Motor Vehicles – Zoning Ordinance Or Town Code Chapter 11, Article IV

- Effected the removal of 14 junked or abandoned motor vehicles from private residences and commercial property.

Noxious Growth (grass & weeds) – Town Code Chapter 11, Article II, Section 11-8

- Enforcement procedures enacted on 82 properties.
- Several of those were repeat offenders who would be defined as “chronic violators” in the proposed Town Code revision.
- All violations were resolved, although civil penalties and cost of abatement are still pending on some.

Accumulation of Scrap Materials or Solid Waste – Town Code Chapter 11, Article II

- Enforcement procedures enacted on 11 properties.
- All violations were resolved within the year.

Zoning Ordinance Violations (i.e. construction without a Zoning Permit)

- Enforcement procedures enacted on 27 properties.
- All were resolved within the year.

Sedimentation and Erosion Control Violations (i.e. mud leaving a jobsite)

- Enforcement procedures enacted on 1 property.

Minimum Housing Violations – Granite Falls Minimum Housing Standards Ordinance

- 1 property inspected and determined to be deficient in several aspects.
- The property owner is in the process of removing the current tenant and plans to attempt selling the property "as-is".

Other Violations of the Town Code of Ordinances

- Enforcement procedures enacted on 6 properties.
- Violations were resolved within the year.

Summary of Planning Board and Board of Adjustment Activity 2010

Planning Board

- 1 Special Use Permit
 - Wayne Starnes - Golf cart sales at 551 Dudley Shoals Road
- 2 Conditional Use Permits
 - Amendment to Planned Development #1-2006 (Wal-Mart driveway)
 - Club Canine - 4382 Hickory Blvd
- 2 Zoning Text Amendments
 - Amendments to screening requirements for auto repair businesses
 - Buffer requirements for multi-family residential

The Town of Granite Falls Planning Board meets on the 4th Tuesday of every month at 5:00pm in the Town Council Chamber at 4 South Main Street.

- Tim Hemphill, Chairman
- Annette Swanson, Vice Chair
- Patrick Barker, ETJ
- Jearline Ernest
- Bill Johnson
- Greg Johnson
- Glenn Moore, ETJ
- Thomas Hunter, Alternate
- Michael Norris, Alternate

Board of Adjustment

- 2 Conditional Use Permits
 - Amendment to Planned Development #1-2006 (Wal-Mart driveway)
 - Club Canine - 4382 Hickory Blvd

The Granite Falls Board of Adjustment meets on the 1st Wednesday of every month at 5:00pm in the Town Council Chamber at 4 South Main Street.

- Wade Yount, Chairman
- Judy Yount, Vice Chair
- Becky Barlow
- Ken Hartley
- Al Huffman
- Wylie Moore, ETJ
- Phillip Shows
- Keith Barnwell, Alternate
- Mike Mathewson, Alternate

Town of Granite Falls Annual Building and Zoning Report 2010 – Town Limits

	2008 # of Permits in Town Limits & Cost of Construction	2009 # of Permits in Town Limits & Cost of Construction	2010 # of Permits in Town Limits & Cost of Construction
New Single Family Residential Construction	12 \$2,876,000	9 \$3,411,605	5 \$1,144,000
Residential Additions	11 \$215,190	7 \$66,300	5 \$40,000
Residential Remodels	1 \$1,000	0 \$0	0 \$0
Residential Accessory	9 \$83,100	12 \$205,690	14 \$83,425
Modular Homes	0 \$0	0 \$0	0 \$0
Manufactured Homes	0 \$0	0 \$0	0 \$0
Multi-Family Construction	1 \$185,000	0 \$0	0 \$0
New Commercial Construction	8 \$2,807,000	1 \$225,000	2 \$710,000
Commercial Additions	1 \$968,200	1 \$165,000	3 \$35,000
Commercial Accessory	3 \$11,300	0 \$0	1 \$8,500
Commercial Remodel	2 \$20,000	1 \$7,500	4 \$180,000
Industrial New & Additions	0 \$0	0 \$0	2 \$14,500
Signs	32 \$157,202	31 \$83,512	21 \$45,300
Other (demolition, reconnect, home occupations etc.)	3 \$0	4 \$0	4 \$0
Total	83 \$7,323,792	66 \$4,164,607	61 \$2,260,725

Total Cost of Construction for all permits: Town Limits and ETJ

2008 - \$10,946,821

2009 - \$5,526,017

2010 - \$4,093,949

Town Limits - 61 permits - \$2,260,725

ETJ – 28 permits - \$1,833,224

Town of Granite Falls Annual Building and Zoning Report 2010 - ETJ

	2008 # of Permits in ETJ & Cost of Construction	2009 # of Permits in ETJ & Cost of Construction	2010 # of Permits in ETJ & Cost of Construction
New Single Family Residential Construction	8 \$3,243,210	4 \$1,046,000	3 \$1,425,000
Residential Additions	3 \$146,800	6 \$165,910	4 \$47,924
Residential Remodels	1 \$0	0 \$0	0 \$0
Residential Accessory	10 \$192,300	5 \$48,500	9 \$175,300
Modular Homes	0 \$0	0 \$0	0 \$0
Manufactured Homes	0 \$0	0 \$0	0 \$0
Multi-Family Construction	0 \$0	0 \$0	0 \$0
New Commercial Construction	0 \$0	0 \$0	0 \$0
Commercial Additions	0 \$0	1 \$80,000	0 \$0
Commercial Accessory	0 \$0	0 \$0	2 \$75,000
Commercial Remodel	0 \$0	0 \$0	1 \$100,000
Industrial New & Additions	0 \$0	1 \$15,000	0 \$0
Signs	5 \$40,719	4 \$6,000	7 \$10,000
Other (demolition, reconnect, home occupations etc.)	1 \$0	0 \$0	2 \$0
Total	28 \$3,623,029	21 \$1,361,410	28 \$1,833,224

Total Cost of Construction for all permits: Town Limits and ETJ

2008 - \$10,946,821

2009 - \$5,526,017

2010 - \$4,093,949

Town Limits - 61 permits - \$2,260,725

ETJ - 28 permits - \$1,833,224